

84 **CONTROLLING LAW:** Landlord and Tenant understand their rights and obligations under the Lease are subject to statutes, rules and
85 ordinances, including Chapter 704, Wisconsin Statutes, Wisconsin Administrative Code Chapter Ag. 134, and applicable local
86 ordinances.

87 Both parties shall obey all governmental orders, rules and regulations related to the Premises, including local housing codes.

88 **POSSESSION; ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided herein.

89 Tenant shall vacate the Premises and return all of Landlord's property promptly upon the expiration of this Lease, including any extension
90 or renewal, or its termination in accordance with its terms or the law. A tenant surrenders the premises on the last day of tenancy provided
91 under this lease, except that: (1) If the tenant vacates before the last day of tenancy provided under this lease, and gives the landlord
92 written notice that the tenant has vacated, surrender occurs when the landlord receives the written notice that the tenant has vacated. If
93 the tenant mails the notice to the landlord, the landlord is deemed to receive the notice on the second day after mailing. (2) If the tenant
94 vacates the premises after the last day of tenancy provided under this lease, surrender occurs when the landlord learns that the tenant
95 has vacated.

96 If Tenant abandons the Premises before expiration or termination of this Lease, its extension or renewal, or if the tenancy is terminated for
97 Tenant's breach of this Lease, landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less costs of
98 re-renting, to Tenant's obligations under this Lease. Tenant shall remain liable for any deficiency.

99 If Tenant is absent from the Premises for two successive weeks without notifying Landlord in writing of this absence, Landlord may deem
100 the Premises abandoned unless rent has been paid for the full period of the absence.

101 If Tenant's personal property is left on the Premises after Tenant vacates or abandons the Premises, Tenant shall be deemed to have
102 abandoned the property and Landlord shall deal with it as provided by the law, section 704.05(5), Wis. Stats.

103 **GUESTS:** Tenant shall use the Premises for residential purposes only. Neither party may (1) make or knowingly permit use of the
104 Premises for any unlawful purpose, (2) engage in activities which unduly disturb neighbors or tenants in the building in which the
105 Premises are located, or (3) do, use or keep in or about the Premises anything which would adversely affect coverage under a standard
106 fire and extended insurance policy.

107 Tenant may have guests residing temporarily in the premises if their presence does not interfere with the quiet enjoyment of other
108 occupants, and if the number of guests is not excessive for the size and facilities of the Premises. No guest may remain for more than
109 two weeks without written consent of Landlord which will not be unreasonably withheld. Tenant shall be liable for any property
110 damage, waste or neglect caused by the negligence or improper use of the Premises or the building or development in which they are
111 located by Tenant or Tenant's guests and invitees.

112 **MAINTENANCE:** Landlord, under sec. 704.07, shall keep the structure of the building in which the Premises are located and those
113 portions of the building and equipment under Landlord's control in a reasonable state of repair.

114 Tenant shall maintain the Premises under Tenant's control clean and in as good general condition as they were at the beginning of the
115 term or as subsequently improved by Landlord, normal wear and tear expected. Tenant shall not, without permission in the building
116 rules or specific written approval of Landlord, physically alter or redecorate the premises, cause any contractor's lien to attach to the
117 Premises, commit waste to the Premises or the property of which it is a part, or attach or display anything which substantially affects
118 the exterior appearance of the Premises or the property of which it is a part.

119 Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises
120 shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which they are located.

121 Landlord shall give Tenant written notice of the parties' responsibilities regarding the maintenance of smoke detectors as required
122 under the rules of the Department of Industry, Labor, and Human Relations and each party shall fulfill its responsibilities under those rules.

123 **RULES:** Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which they are
124 located. Any failure by the Tenant to comply substantially with the rules is a breach of the Lease and may result in eviction of the Tenant.
125 Landlord may amend the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely affecting
126 the property. No such amendment may unreasonably interfere with Tenant's use and enjoyment of the Premises or the property of which
127 it is part. A copy of the rules will have been given to the Tenant at the time of application and at the time of signing of the Lease.

128 **BREACH; TERMINATION:** Failure of either party to comply substantially with any material provision hereof is a breach of the Lease.
129 Should Tenant neglect or fail to perform and observe any of the terms of this Lease, Landlord shall give Tenant written notice of such
130 breach requiring Tenant to remedy the breach or vacate the Premises on or before a date at least 5 days after the giving of such notice,
131 and if Tenant fails to comply with such notice, Landlord may declare this tenancy terminated and institute action to expel Tenant from the
132 leased Premises without limiting the liability of Tenant for the rent due or to become due under this Lease. If Tenant has been given such
133 notice and remedied the breach or been permitted to remain in the Premises, and within one year of such previous breach,
134 Tenant commits a similar breach, this lease may be terminated if, before the breach has been remedied, Landlord gives notice to
135 Tenant to vacate on or before a date at least 14 days after the giving of the notice as provided in sec. 704.17, Wis. Stats. This provision
136 shall apply to any lease term. If Landlord commits a breach, Tenant has the rights, under chap. 704, Wis. Stats., including secs. 704.07(4)
137 and 704.45, and under Wisconsin Administrative Code chap. Ag. 134.

138 **CODE VIOLATIONS; ADVERSE CONDITIONS:** If the Premises or the building in which they are located are currently cited for
139 uncorrected building or housing code violations, or contain conditions adversely affecting habitability (including lack of hot or cold
140 running water, lack of operating plumbing or sewage disposal, unsafe or inadequate heating facilities, no electric service, unsafe
141 electrical system, or hazardous conditions or structure) these are listed under Special Provisions, or a separate addendum to this Lease,
142 and Landlord shall exhibit copies of any uncorrected code notices or orders to Tenant, all before this Lease is signed or any deposit accepted.

143 **DAMAGE BY CASUALTY:** If the Premises are damaged by fire or other casualty to a degree which renders them untenable, Tenant
144 may terminate the Lease or vacate the Premises and rent shall abate until the Premises are restored to a condition comparable to their
145 prior condition. Landlord shall have the option to repair the Premises, and if repairs are not made, this Lease shall terminate. If the
146 Premises are damaged to a degree which does not render them untenable, Landlord shall repair them as soon as reasonably possible.

147 **REPAIRS:** Any promise of Landlord made before execution of this Lease to repair, clean or improve the Premises, including the
148 promised date of completion, is listed under Special Provisions or a separate addendum to this Lease. Time being of the essence as to
149 completion of repairs does not apply to any delay beyond the Landlord's control. Landlord shall give timely notice of any delay to Tenant.

150 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant at reasonable times with 12 hours' advance notice to
151 inspect the Premises, make repairs, show the Premises to prospective tenant or purchasers, or comply with applicable laws or
152 regulations. Landlord may enter without advance notice upon consent of the Tenant, when a health or safety emergency exists, or if
153 Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from
154 damage.

155 Neither party shall add or change locks without providing the other party keys to permit access to the Premises. Improper denial of
156 access to the Premises is a breach of the Lease.

157 **CONTINUATION OF LEASE:** If the Tenant continues to occupy the Premises after the expiration of this Lease and makes a timely payment of
158 rent, the Tenant shall be a month-to-month Tenant unless another agreement is signed.

159 **ASSIGNMENT, SUBLEASE; CHANGES:** Tenant shall not assign this Lease or sublet the Premises or any part thereof without the
160 written consent of Landlord, which will not be unreasonably withheld.

161 This Lease may be terminated or modified by written agreement of Landlord and Tenant. The parties may terminate this Lease and
162 enter a new lease instead of renewing it, assigning it or subleasing the Premises.